

# Derwent Road

Brizlincote Valley, Burton-on-Trent, DE15 9FR

John   
German



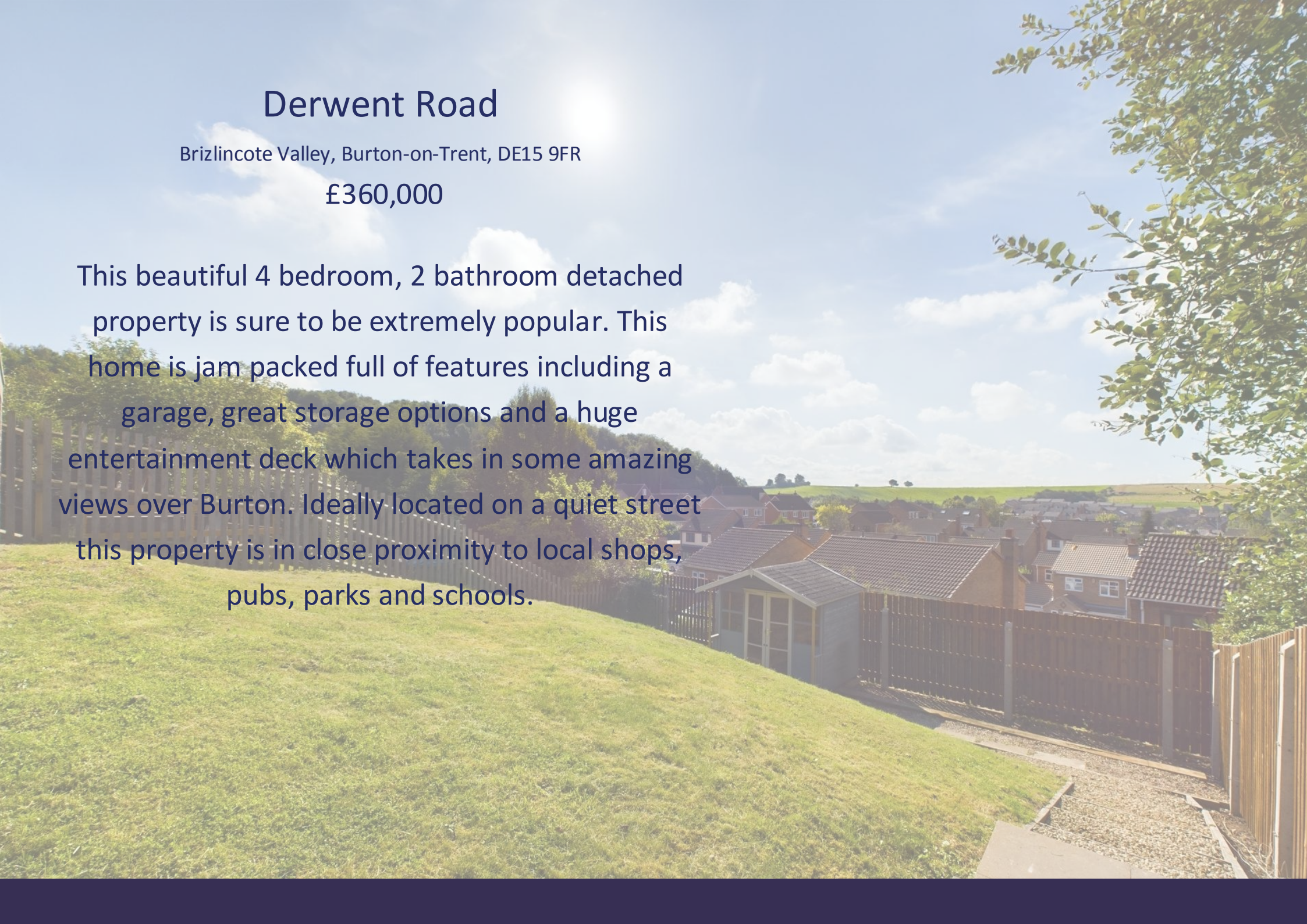


# Derwent Road

Brizlincote Valley, Burton-on-Trent, DE15 9FR

£360,000

This beautiful 4 bedroom, 2 bathroom detached property is sure to be extremely popular. This home is jam packed full of features including a garage, great storage options and a huge entertainment deck which takes in some amazing views over Burton. Ideally located on a quiet street this property is in close proximity to local shops, pubs, parks and schools.



As you arrive at the property you will notice the lovely street appeal and great parking options including an integral garage.

As you enter the front hallway you will immediately see the level of presentation. There is a conveniently located downstairs cloakroom at the front of the home.

The large separate lounge room is located at the front of the home, it benefits from excellent natural light and a fireplace. The Dining room is located behind the living space. The dining room has direct access out into the garden and decked area.

The renovated kitchen is at the end of the hall and can be accessed from the dining room. The well-presented kitchen has great storage options, lots of workspace and a range of appliances. It also benefits from having a separate utility room which again has masses of storage and has access straight into the integral garage.

The rear gardens are fantastic, there is a large patio and decked area which is ideal for entertaining and taking in the views. Below is a large garden with lawn and a storage shed.

The sleeping accommodation is located on the 1st floor. The 3 secondary bedrooms are all a fantastic size and will make ideal children's bedrooms, they all benefit from modern décor and large windows. They are serviced by a sparkling family bathroom which consists of a large bath, WC, in built storage and sink.

The master bedroom is a fantastic size and comes complete with a modern ensuite with a large shower, WC and sink.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

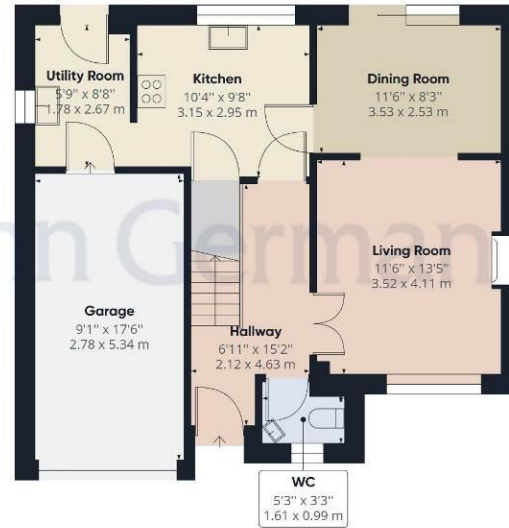
**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA12092023

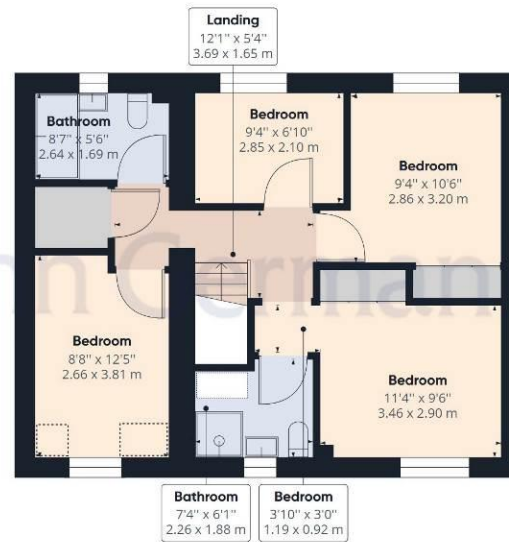
**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band D







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1273.59 ft<sup>2</sup>

118.32 m<sup>2</sup>

Reduced headroom

9.87 ft<sup>2</sup>

0.92 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Loughborough | Stafford | Uttoxeter

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